

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Valley Glen Court, 300' S  
of the c/l of Ridge Road  
(5 Valley Glen Court)  
8th Election District  
3rd Councilmanic District  
  
Richard J. Gerberg, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-420-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Richard J. and Lisa J. Gerberg. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 35 feet in lieu of the required 50 feet for a proposed addition (13'2" x 20'9" greenhouse). The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date 4/2/98

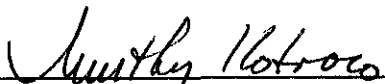
By [Signature]

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4<sup>th</sup> day of June, 1998 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 35 feet in lieu of the required 50 feet for a proposed addition (13'2" x 20'9" greenhouse), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 6/4/98  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

June 4, 1998

Mr. & Mrs. Richard J. Gerberg  
5 Valley Glen Court  
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Valley Glen Court, 300' S of the c/l of Ridge Road  
(5 Valley Glen Court)  
8th Election District - 3rd Councilmanic District  
Richard J. Gerberg, et ux - Petitioners  
Case No. 98-420-A

Dear Mr. & Mrs. Gerberg:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over the typed name.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Ms. Robin Dee and Mr. Brian Hensell  
86 John Street, Unit B, Westminster, Md. 21157

People's Counsel

File





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5 VALLEY GLEN Ct. REISTERSTOWN, MD 21136  
which is presently zoned RC5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 14043B3 to Permit A Side Yard SETBACK OF 35 FT IN LIEU OF 50 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

✓ RICHARD J. Gerberg  
(Type or Print Name)

x R. J. Gerberg  
Signature

✓ LISA J. Gerberg  
(Type or Print Name)

x Lisa J. Gerberg  
Signature

5 VALLEY GLEN Ct

Address

WM 410-486-5975

HM 410-560-6723

Phone No

Reisterstown

City

MD

State

21136

Zipcode

Name, Address and phone number of representative to be contacted

Rupn' Dee or Brian Hensel  
Name

86 John St, Unit B

Address

410-857-7829

Phone No

Westminster, MD

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

ESTIMATED POSTING DATE:

98-420-A

ITEM #: \_\_\_\_\_

ORDER RECEIVED FOR FILING

Date

BY

REVIEWED BY:

DATE:

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

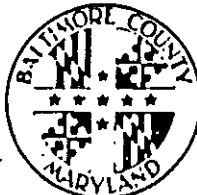
That the Affiant(s) does/do presently reside at 5 VALLEY GLEN Ct  
address  
Reisterstown md 21136  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

PRACTICAL DIFFICULTY - prevents use of  
SAID property. Other properties in  
AREA do not conform to same (proposed setback is typical of neighborhood)  
Due to layout of home it is not practical to  
Place addition on Rear of home. Due to interior  
layout of home this is the only exterior wall  
to place addition on.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

R. J. Gerberg  
(signature)  
RICHARD J. Gerberg  
(type or print name)



Lisa J. Gerberg  
(signature)  
LISA J. Gerberg  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5<sup>TH</sup> day of MAY, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RICHARD J. Gerberg & Lisa J. Gerberg

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5 May 98  
date

B. C. Hensell  
NOTARY PUBLIC

My Commission Expires:

BRIAN C. HENSELL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires May 7, 2000

A-054-89

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

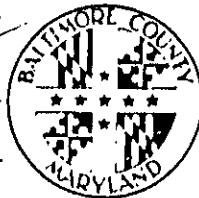
That the Affiant(s) does/do presently reside at 5 VALLEY GLEN Ct  
address  
Reisterstown md 21136  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

PRACTICAL DIFFICULTY - prevents use of  
SAID PROPERTY. Other properties in area do  
not conform to same. (Proposed setback is typical of neighborhood)  
Due to layout of home it is not practical  
to place addition on rear of home. Due to  
interior layout of home this is the only extension want  
to place addition on.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Richard J. Gerberg  
(signature)  
RICHARD J. Gerberg  
(type or print name)



Lisa J. Gerberg  
(signature)  
LISA J. Gerberg  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5<sup>TH</sup> day of MAY, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RICHARD J Gerberg & LISA J. Gerberg

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5 May 98  
date

Brian C. Hensell  
NOTARY PUBLIC

My Commission Expires:

BRIAN C. HENSELL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires May 7, 2000

A-054-39



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 5 VALLEY GLEN Ct. REISTERSTOWN, MD 21136

which is presently zoned RC 5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1404333 to Permit a Side Yard.

SETBACK OF 35 FT IN LIEU OF 50 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

✓ RICHARD J. GERBERG  
(Type or Print Name)

X Richard J. Gerberg  
Signature

✓ LISA J. GERBERG  
(Type or Print Name)

X Lisa J. Gerberg  
Signature

5 VALLEY GLEN Ct  
Address

WR 410-486-5975

HM 410-560-6723

Phone No

Reisterstown  
City

md  
State

21136  
Zipcode

Name, Address and phone number of representative to be contacted

Robin Dee or Brian Hensell  
Name

86 John St. Unit B  
Address

410-859-7829  
Phone No

Westminster, MD

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY

DATE

ESTIMATED POSTING DATE

98-420-A

ITEM #: \_\_\_\_\_

**ZONING DESCRIPTION FOR  
5 Valley Glen Ct.; Reisterstown, Md 21136**

Beginning at a point on the North side of Valley Glen Court which is 50' wide at the distance of 300' South of the centerline of the nearest improved intersecting street Ridge Road which is 50' wide. Being Lot # 62, Block --, Section 1 in subdivision of Green Valley North as recorded in Baltimore County Plat Book E.H.K., Jr. # 37, Folio # 22, containing 1.033 acres. Also known as 5 Valley Glen Court; Reisterstown, Md 21136 and located in # 08 Election District, # 3 Councilmanic District.

Typical metes and bounds: N 85 36' 47" E 300 Ft., S 04 23' 13" E 150 Ft., N 85 36' 47" E 300 Ft., S 04 23' 13" E 150 Ft. to the place of beginning.

98-420-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

95-42061

No. 153726

DATE 5-6-98

ACCOUNT R.001.6150

AMOUNT \$ 50.00

RECEIVED FROM:

Ten Seasons Sauterhaus  
010 Res. Unit (Bonus) 350

FOR:

350

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

507

98420-A

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS ACTUAL TIME  
5/06/1998 5/06/1998 11:21:00  
REB W502 CASHIER JEFF. JAG. DRASER  
5 MISCELLANEOUS DASH RECEIPT  
Receipt # 044409  
CN NO. 053726

50.00 CHECK  
Baltimore County, Maryland

98-154-80

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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---

**For Newspaper Advertising:**

Item Number or Case Number: 98-420A

Petitioner: RICHARD J. & LISA J. GERBERG

Address or Location: 5 Valley Glen Ct Reisterstown, Md 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone Number: (410) 560-6723

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 98- 420 -A

Address 5 VALLEY GREEN CT

Contact Person: SONIA R. ALLEN  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5-6-98

Posting Date: 5-17-98

Closing Date: 6-1-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

-----  
(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 98- 420 -A

Address 5 VALLEY GREEN CT

Posting Date: 5-17-98

Closing Date: 6-1-98

Wording for Sign: To Permit A SIDE YARD SETBACK OF 35 FT W/IN  
OF THE REQUIRED 50 FT W/IN AN RC-5 ZONE

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than \* 5-17-98

Format for Sign Printing, Black Letters on a White Background:

**ZONING NOTICE****ADMINISTRATIVE  
VARIANCE**

Case No.: 98-420-A

Sec. 1A04.3 B.3 TO PERMIT A SIDE YARD SETBACK OF  
35 FT. IN LIEU OF 50 FT.

**PUBLIC HEARING ?**

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

\* 6-1-98

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

**DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW****HANDICAPPED ACCESSIBLE**

**CERTIFICATE OF POSTING**

RE: **CASE #98-426-A**  
**Petitioner/Developer:**  
**(Richard Gerberg)**  
**Date of Hearing/Closing:**  
**(June 1, 1998)**

**Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204**

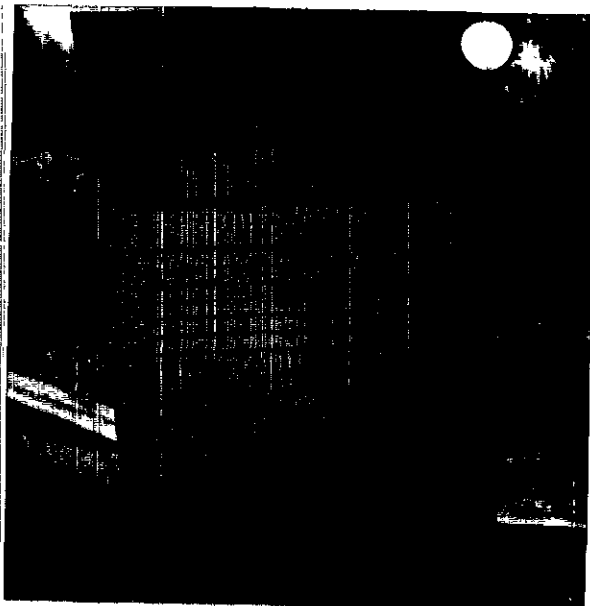
**Attention : Ms. Gwendolyn Stephens**

**Ladies and Gentleman:**

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_**

**5 Valley Glen Ct. Baltimore, Maryland 21136 \_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ May 15, 1998 \_\_\_\_\_  
(Month, Day, Year)**



**Sincerely,**

  
**(Signature of Sign Poster & Date)**

**\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_**

**\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_**

**\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_**

**\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 27, 1998

Mr. and Mrs. Richard Gerberg  
5 Valley Glen Court  
Reisterstown, MD 21136

RE: Item Number: 420  
Case Number: 98-420-A  
Petitioner: Richard Gerberg, et ux

Dear Mr. and Mrs. Gerberg:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 6, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:rye

Enclosures





**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 5-15-96  
Item No. 420 JRA

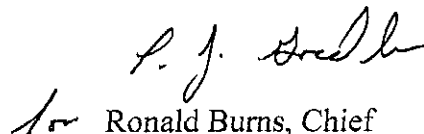
Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley *RBS/90*  
Permits and Development Review  
DEPRM

DATE: 5/20/92

SUBJECT: Zoning Advisory Committee  
Meeting Date: May 13, 92

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

416	423
417	424
418	425
420	426

RBS:sp

BRUCE2/DEPRM/TXTS8P



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** May 18, 1998

**FROM:** Arnold F. "Pat" Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 413, 418, 419, 420, 421, 422, 424, and 426

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

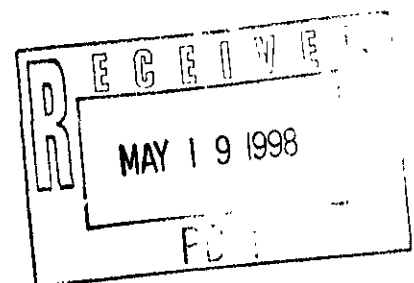
Prepared by:

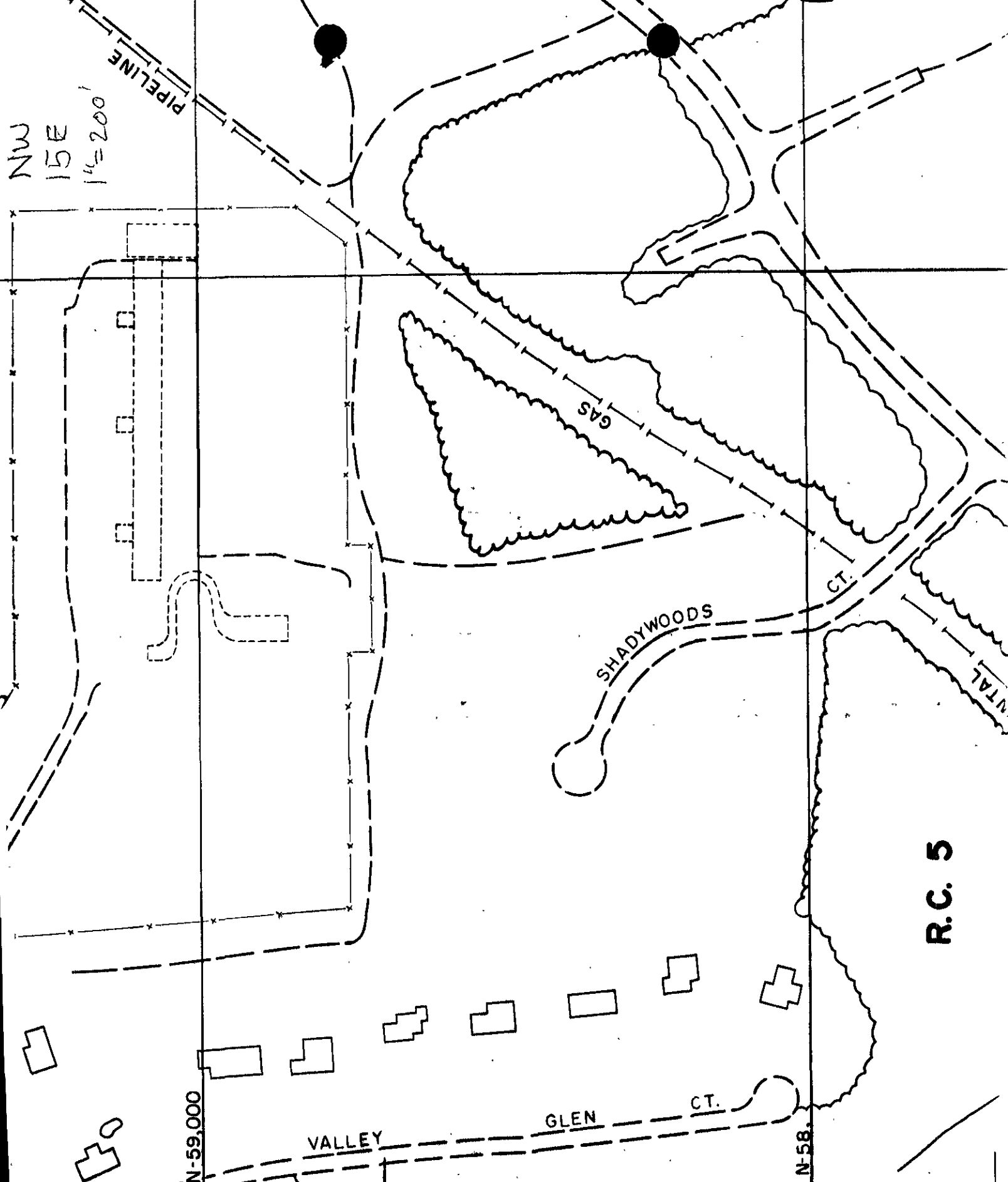
*Jeffrey W. Long*

Division Chief:

*Gayle L. Kerns*

AFK/JL





R.C. 5

(SHEET N.W. 15-F)

98-420-A

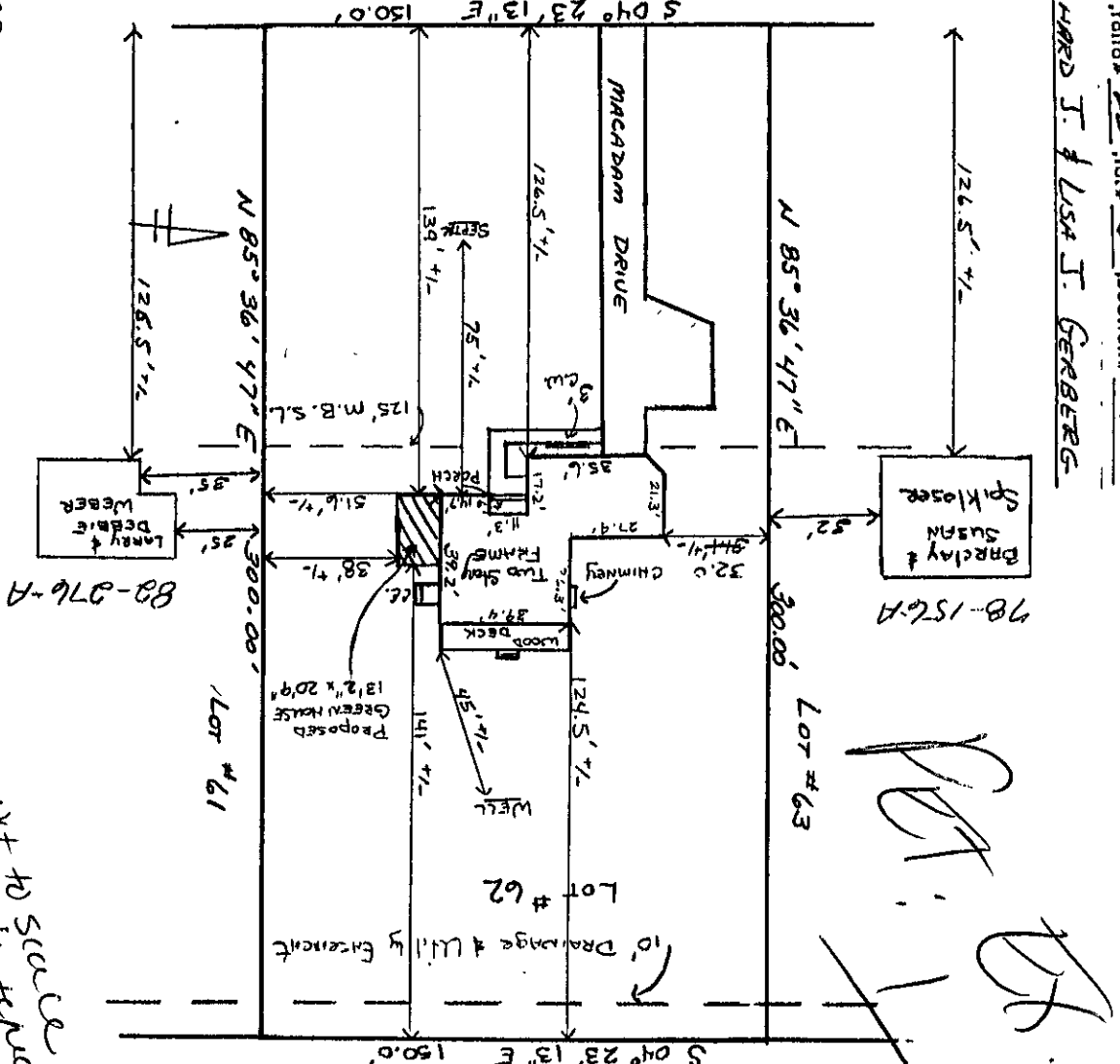
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 5 Valley Glen Ct Reisterstown, Md 21136 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: GREEN VALLEY NORTH

plat book # 37, folio # 22, lot # 62, section # 1

OWNER: RICHARD J. & LISA J. GERBERG

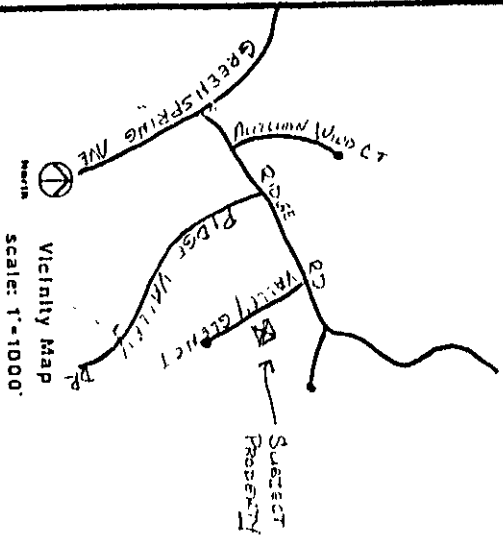


*Handwritten:* PET. 1

North

date: 27 APR 98  
prepared by: B. Hensel

Scale of Drawing: 1" = 50' *Not to scale see attached*



## LOCATION INFORMATION

Election District: 08

Councilmanic District: 03

1"=200' scale map: NW 15-E

Zoning: AC-5 (RDP)

Lot size: 1.033 acreage 45,000 square feet

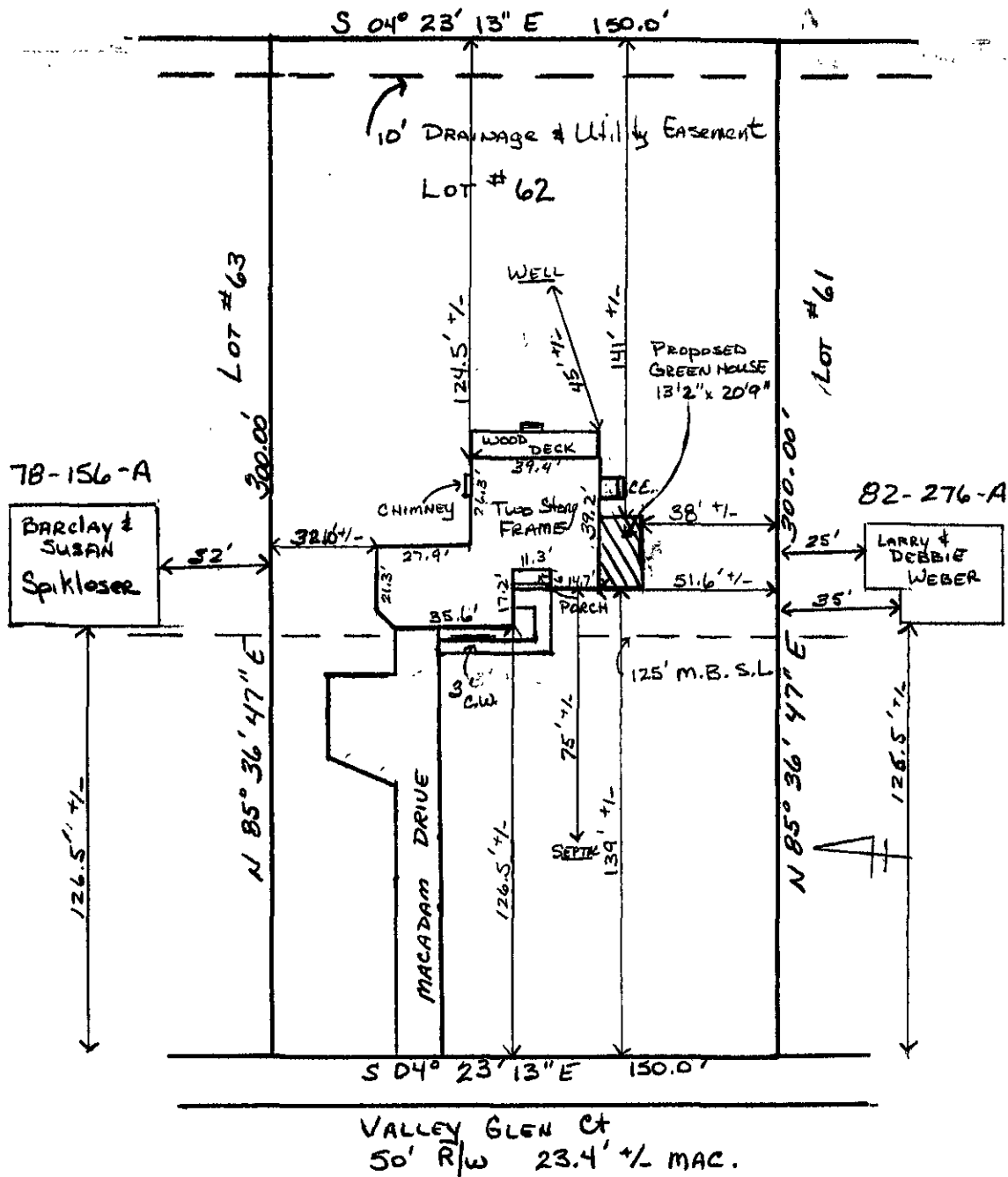
- |        |                                 |   |
|--------|---------------------------------|---|
| SEWER: | <input type="checkbox"/> PUBLIC | <input checked="" type="checkbox"/> PRIVATE |
| WATER: | <input type="checkbox"/> PUBLIC | <input checked="" type="checkbox"/> PRIVATE |

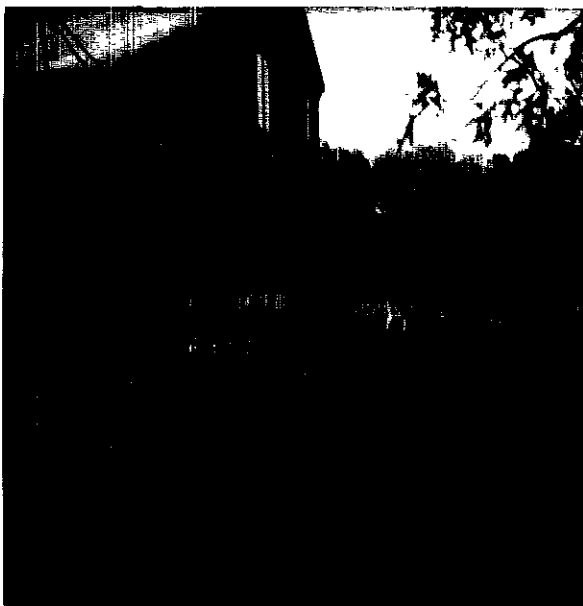
Chesapeake Bay Critical Area:  
Prior Zoning Hearings:  
32 North Side Varnhagen  
82-239

## Zoning Office USE ONLY!

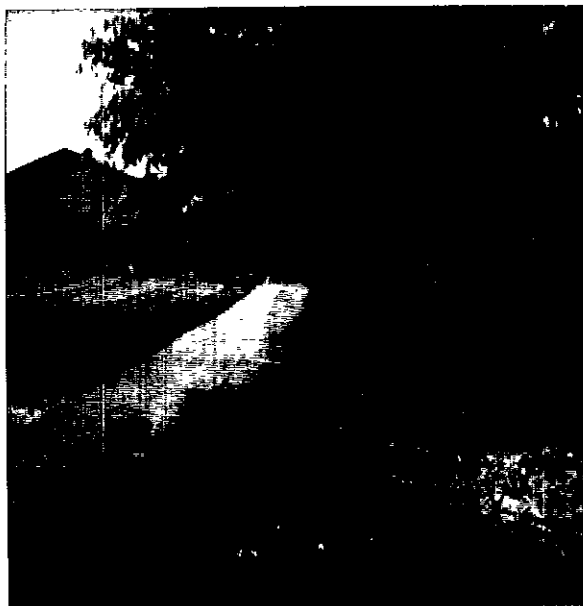
reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_

*Large handwritten number:* 98-420-1

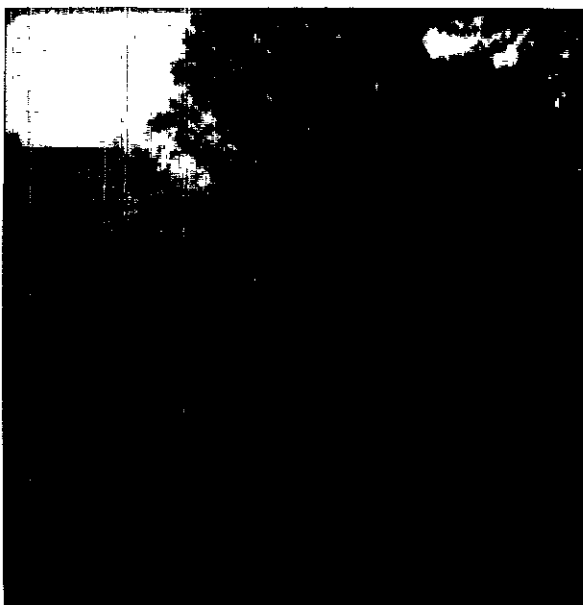




LOT #62



LOT #63



LOT #62



LOT #61

98-420 A



11CROFILMED

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH OF CRONHARDT	N.W. 15-E
DATE OF PHOTOGRAPHY JANUARY 1986		

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

498-420-A

